

CITY COUNCIL, CITY OF LODI
CITY HALL COUNCIL CHAMBERS
October 3, 1962

A regular meeting of the City Council of the City of Lodi was held beginning at 8:00 p.m. of Wednesday, October 3, 1962. Councilman Brown (arrived 8:08 p.m.), Culbertson, Dow, Ullmann and Katzakian (Mayor) present. None absent.

Also present: City Manager Glaves, Planning Director Rodgers and City Attorney Mullen (arrived 8:06 p.m.).

MINUTES Minutes of September 19, 1962 were approved as written and mailed on motion of Councilman Culbertson, Ullmann second.

PLANNING COMMISSION

LAKE LAWN
SUBDIVISION

The City Manager presented final plans for the Lake Lawn Subdivision located in the Ginocchio Addition which is in the process of being annexed to the City. The City will not have jurisdiction over this parcel of land until the annexation is completed; however, the subdivider would like the Council to give tentative approval to his plans and to authorize the Engineering Department to supply the grades for the proposed street work in order that development may be started before the rainy season. The map has been approved by the Planning Commission and has been checked by the City Engineer. However, there is no map filing report available at this time, there is the question of a bond being provided by the subdivider before grades are given, and the subdivider should be required to pay all costs that would result if the map were changed. (City Attorney Mullen arrived.) Lot 5 on the subdivision map does not belong to the subdivider, but he should be responsible for the installation of sidewalk, curb, gutter and paving in front of this lot. (Councilman Brown arrived.) Mr. Glaves said there would be no problem as far as installation of utilities are concerned, since the utilities will be put in easements because of existing installations, rather than in the streets as with most new subdivisions. Councilman Culbertson moved that the Department of Public Works be authorized to give the grades for the streets in the Lake Lawn Subdivision, subject to the posting of a bond in the amount of 100% by the subdivider, and the filing of the usual Subdivision Improvement Agreement and a letter of agreement by the subdivider that he would pay all costs, both engineering and construction, in the event the subdivision map is changed. The motion was seconded by Councilman Dow and carried.

SETBACK LINES
ON HUTCHINS &
WEST LANE

The Planning Commission recommended that building setback lines be established on Hutchins Street between Lockeford Street and Kettleman Lane at 40 feet each side of the centerline of the street and on West Lane extending south of Kettleman Lane at 55 feet each side of the centerline of the street. On motion of Councilman Dow, Brown second, the matter was set for public hearing on October 17, 1962.

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COMMUNICATIONS

REMPFER APPEAL

A letter was read from Mr. William E. Rempfer appealing the decision of the City Planning Commission denying his request for the rezoning of his property at 831-835 West Lodi Avenue from the R-2 one family residential zone to the C-P commercial-professional office zone. The appeal was set for public hearing on October 17, 1962 on motion of Councilman Dow, Culbertson second.

REPORTS OF THE CITY MANAGER

CLAIMS

Claims in the amount of \$126,907.51 were approved on motion of Councilman Brown, Dow second.

HANSEN ONE UNIT TRAILER PARK

City Manager Graves presented a request from Mr. Henry Hansen for a use permit to establish a mobile home at 716 East Pine Street. Mr. Hansen would have to comply with the City Code covering trailer camps and also with the State Code. Since the property is in the industrial zone, a use permit is not required as far as the zoning ordinance is concerned. City Attorney Mullen stated that he felt it was not the intent of the City Code to permit a single trailer on a lot. After some discussion concerning compliance with the State and City codes, it was moved by Councilman Dow, seconded by Councilman Ullmann, that a use permit be granted to Henry Hansen for the establishment of a trailer park for one trailer at 716 East Pine Street, subject to compliance with State and City Codes. Motion carried.

STORM DRAIN SOUTH OF WALNUT OR- CHARD TRACT

Mr. Graves presented revised plans for the installation of a storm drain south of Walnut Orchard Tract which would serve to drain the Frontage Road ditch. These plans call for deepening the line planned between the ditch and Garfield Street and extending it to Central Avenue where it would be connected to the drain in that street. Gate valves would be used to control the amount of water going into the lines from the ditch so that storm water could be held in the ditch until it could be handled in the lines. The amount of \$4550 (from the Capital Outlay Fund) would be required to cover the additional cost. The City Manager said such an installation would have permanent value. Councilman Culbertson moved that the plans and specifications for the installation of drainage lines south of Walnut Orchard Tract be approved as presented and that call for bids on the pipe required and on the installation thereof be authorized. The motion was seconded by Councilman Dow and carried.

PREVAILING WAGE RATES

RES. NO. 2570 ADOPTED

On motion of Councilman Dow, Brown second, the City Council adopted Resolution No. 2570 rescinding Resolution No. 2453 and adopting general prevailing rates of per diem wages in this locality.

SIDEWALK, CURB & GUTTER W/S CRESCENT BTW OAK AND WALNUT STS.

The property owners on the west side of Crescent Avenue between Walnut and Oak Streets have submitted a signed request that the sidewalk in front of their homes be repaired at their expense and that the City provide for the root surgery to preserve the trees and the repair of the curb and

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gutter. The City Manager said it would cost the City approximately \$1,026 and he recommended that the request be granted. Councilman Dow moved that the request be granted and that repair of curb and gutter and tree surgery on the west side of Crescent Avenue between Walnut and Oak Streets be authorized at an approximate cost of \$1,026. The motion was seconded by Councilman Brown and carried.

WIDENING OF
LODI AVE. FOR
ONE-HALF BLK
EAST OF LEE

City Manager Graves then submitted a request from Mr. Riney Bender, operator of the Richfield Oil Service Station at the northwest corner of Pleasant and Lodi Avenues, that the north side of Lodi Avenue be widened between the alley adjacent to the station and Lee Avenue. Along with the request, he presented a letter signed by the three property owners involved agreeing to dedication of the right of way, providing that the City would pay the usual costs of replacing sidewalk, etc. Since the request is in accord with future plans for Lodi Avenue, the City Manager recommended that it be granted. Councilman Culbertson moved that the City proceed with the widening of Lodi Avenue for half a block on the north side between Lee Avenue and the alley adjacent to the Richfield Oil Service Station. The motion was seconded by Councilman Dow and carried.

ORDINANCES

AMEND ZONING
ORD. RE MEDICAL
OFFICES AND
HOME BEAUTY
SHOPS

ORD. NO. 735
ADOPTED

ORDINANCE NO. 735, entitled "AN ORDINANCE OF THE CITY OF LODI AMENDING LODI CITY CODE CHAPTER 27 'ZONING ORDINANCE' BY AMENDING SECTIONS 27-7 AND 27-8 OF SAID CODE AND THEREBY ELIMINATING MEDICAL OFFICES AS A PERMITTED USE IN THE R-3 AND R-4 RESIDENTIAL ZONES AND LIMITING A BEAUTY SHOP WITHIN A HOME TO ONE OPERATOR," having been introduced at the regular meeting of September 19, 1962, was brought up for passage on motion of Councilman Brown, Ullmann second. Second reading was omitted after reading by title, and the ordinance was passed, adopted and ordered to print by the following vote:

AYES: Councilmen - BROWN, CULBERTSON, DOW,
ULLMANN and KATZAKIAN

NOES: Councilmen - NONE

ABSENT: Councilmen - NONE

SALARIES -
CLASSIFIED
PERSONNEL

ORD. NO. 736
ADOPTED

ORDINANCE NO. 736, entitled "AN ORDINANCE AMENDING SECTION 7, TABLE III, OF ORDINANCE NO. 444 ENTITLED 'AN ORDINANCE FIXING THE COMPENSATION OF OFFICERS AND EMPLOYEES OF THE CITY OF LODI' AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES INCONSISTENT HERewith", having been introduced at the regular meeting of September 19, 1962, was brought up for passage on motion of Councilman Dow, Brown second. Second reading was omitted after reading by title, and the ordinance was passed, adopted and ordered to print by the following vote:

AYES: Councilmen - BROWN, CULBERTSON, DOW,
ULLMANN and KATZAKIAN

NOES: Councilmen - NONE

ABSENT: Councilmen - NONE

The Council then adjourned.

Attest: *Beatrice Garibaldi*
BEATRICE GARIBALDI
City Clerk